















A superb, three bedroom semi-detached house with a stylish contemporary interior within this attractive, modern development. Internally the well-appointed accommodation to the ground floor includes a hall, lounge, a contemporary breakfasting kitchen and a cloakroom/wc. On the first floor there are three bedrooms and a modern bathroom/wc. Externally there is a garden to the front with a driveway whilst to the rear a delightful garden with a lawn and decked area. This convenient location provides easy access to a range of local amenities and is ideally placed for commuting to Doxford International Business Park, Sunderland City Centre and the A19. Viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

### Entrance Hall



Attractive tiled floor, radiator, staircase to first floor and door to lounge.

### Lounge 16'2" x 10'0"



Double glazed windows to front and side, radiator and door to kitchen.

### Breakfasting Kitchen 10'9" x 13'5"



Fitted with a range of modern wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include oven and hob, space for fridge freezer and washing machine, double glazed door to rear garden and double glazed window to rear.

### Cloakroom/WC



Low level WC and mini washbasin set into vanity unit, radiator.

### First Floor Landing



Radiator.

### Bedroom 1 13'8" max inc robes and staircase area x 16'8"



Double glazed window to front, radiator and fitted mirror fronted sliding door wardrobes.

### Bedroom 2 12'5" x 7'2"



Double glazed window to rear and radiator.

### Bedroom 3 8'11" x 6'1"



Double glazed window to rear and radiator.

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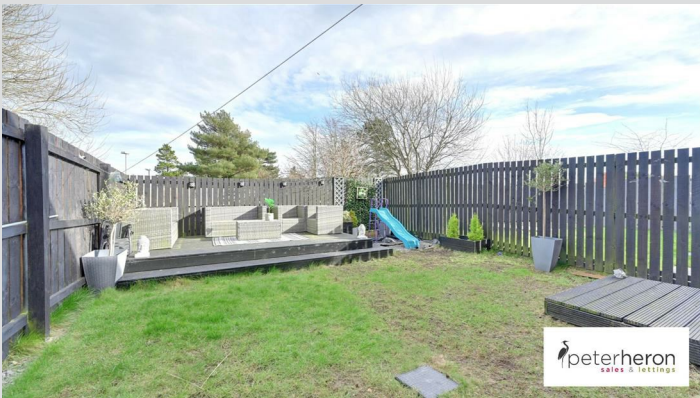
# MAIN ROOMS AND DIMENSIONS

## Bathroom



Modern suite comprising of a low level WC, washbasin set into vanity unit and panel bath, part tiled walls, radiator and double glazed window.

## Outside



Lawned garden to the front with a driveway, access to side of the property whilst to the rear there is a lawned garden with decked area.

## Council Tax Band

The Council Tax Band is Band C.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Important Notice - Particulars

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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

## Fawcett Street Viewings

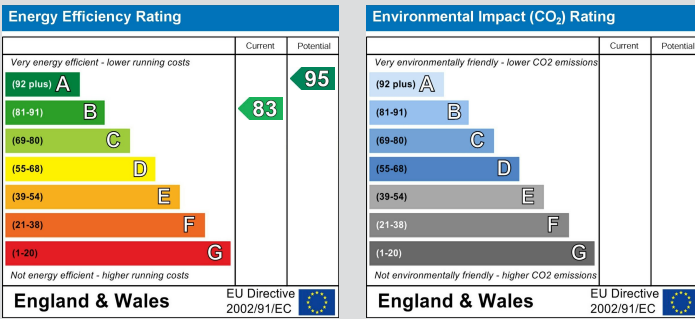
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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